



The Pride of Brea

The Country Road Homeowner's Association, Inc.
585 Country Lane, Brea, CA 92821

News At A Glance

Visit us on the Worldwide Web: www.prideofbrea.org
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Distributed to all Property Owners and Residents

PRIVATE STREET UPDATES

17 July 2009

PRESENT...

All recently completed street replacement work in the *second phase* began promptly on time, was performed to high standards, and was completed with no delays or extra charges. In addition to the installations of new asphalt, several resident's concrete water meter vaults were replaced, and numerous others were correctly leveled and aligned as part of this large project. This phase of the private street replacement program included the 200 block of Panorama Ct., Timberline Ct., Cactus Ct., and the Live Oak pool facility parking lot. We are very pleased to report that all residents complied with the request concerning the timely removal of their vehicles, as well as complying with the street closed signs.

The total cost for this year's two phases of street replacement work valued at \$125,000 was funded from two sources: existing street replacement reserve balance, and the temporary \$10 per month dues increase. The temporary dues increase shall continue because that income will be used to pay for next year's street replacement work, tentatively scheduled for June 2010. It remains a possibility that a third and final street replacement project may be needed and would be performed in 2011. However, more street work of a **different type** will be performed in September of this year (See FUTURE notes below).

FUTURE...

Still to come this year in September will be the application of the all important slurry seal coat for our private streets. There will be two coats applied to all newly replaced asphalt surfaces *as well as the \$26,000 in street replacement work completed in this area of our community one year ago*, and one coat will be applied to the balance of streets in the 2nd half of the community: **all streets north of Park Lane and west of Country Lane**. This operation will require the closing of those streets for one 24-hour period only, as compared with the 72-hour period required for the replacement work. Timely reminder notices will be sent to all subject residents as well as posted on their garage doors.

Next year additional street replacements will be completed. That work will be paid for from multiple sources: balance in the existing street replacement reserve, the \$10 per month temporary monthly dues increase, and the **\$167 special assessment per lot owner, due this September**.

BREA CITY WATER CONSERVATION MANDATE

Water conservation is a good thing. Fortunately for us, however, the city exempted commercial and industrial facilities from many of their recent individual conservation requirements. This is appropriate since it is not possible for these facilities to only irrigate during certain hours, and it would be especially difficult to check for broken sprinklers, which are very water wasteful, after or before normal business hours, as residents of individual detached homes are more easily able to accomplish. Call us for additional information.

BOARD MEETING SCHEDULE CHANGE

For the month of August only, the regularly scheduled monthly meeting shall be moved from 10 August to 17 August due to vacation scheduling. Please make a note of it.

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TEMPORARY TROUBLE IN PARADISE

During recent weeks the police responded on three separate occasions to the Live Oak pool facility. Most of the problems concerned individuals climbing the gate/fence, having glass beer bottles inside the pool area, remaining inside the facility past closing, entering during the wee hours, and creating a noise nuisance. It required only a couple of days to identify one of the wrongdoers, and that property was quickly issued a special hearing violation notice for three separate \$100 fines totaling \$300. If the Board determines that three violations did occur, they can also suspend the use of all association recreational facilities for 90 days, including all pools and clubhouse. In addition, a dog was brought into the facility in violation of the published rules, and that event is still under investigation.

Some minor problems have occurred at the Country Lane pool facility as well. The most notable was when some residents have attempted to bring too many guests with them to the pool facility. Each lot must comply with the following guidelines for guests, and this applies to both pool facilities: Monday—Friday, a total of six (6) guests only. Saturday and Sunday, a total of four (4) guests only.

NOISY OFF-ROAD VEHICLE

Several weeks ago our association and the Brea Police were able to catch the resident on a Sunday afternoon that frequently drove their loud off-road vehicle up and down city and private streets, annoying many residents in the process. Needless to say, that event will not be happening again any time soon.

MOUNTAIN COURT STREET DIVIDER

The residents and off-site owners along the 200 block of Mountain Ct. responded to a notice the association sent them. The notice topic was whether or not to divide the street in two distinct halves, thus vastly limiting the danger created by occasional speeding drivers. The responses totaled only 10, and there were four in favor and six against. Thus, at the regular Board meeting held Monday, 13 July 2009, the Board voted unanimously to table the idea indefinitely.

JOB OPPORTUNITIES

Go To: www.nocccd.edu/Employment/JobOpportunities.htm
Or, 24-hour Job Hot line (714) 808-4811

Inspirational
Thought . . .

“You do not become good by trying to be good, but by finding the goodness that is already within you, and allowing that goodness to emerge.”



Photo of small portion of newly installed concrete drain swale at Live Oak pool facility.

Design, layout,
photo, and text by:
Robert Sackett



Printed, folded,
stuffed, addressed,
and stamped in-
house.



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